



20 YEW TREE ROAD
EDGBASTON, BIRMINGHAM B15 2LX

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£795,000

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A handsome Grade 2 Listed five bedroomed Victorian townhouse offering well-presented and characterful accommodation set over three floors and extending to some 2,997 sq. ft (278 sq. m), whilst set in a popular and convenient residential area of Edgbaston.

Location: Yew Tree Road is a quiet residential street situated in a sought-after area of Edgbaston conveniently placed only just over a mile from Birmingham City Centre.

Schools: A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors, Blue Coat School, Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's School, The Priory School, The King Edward Foundation Schools are all within easy reach.

Medical Facilities: The Queen Elizabeth Hospital is approximately 2 miles away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within 1 and 2 miles respectively, and the Birmingham Children's Hospital and City Hospital are both within 3 miles.

Shopping: Local shopping can be found at nearby Templefield Square where there is a Co-Op convenience store. There is a large Morrisons Supermarket less than half a mile away at Fiveways Island. Meanwhile, Birmingham City Centre offers a vast array of shopping including the famous Bullring shopping centre.

Transport: Public transport by road and rail is most convenient. Birmingham New Street is an easy walk of around a mile, or the rail network can be joined even more locally at Fiveways station which is approximately 300 meters away and is only one stop from New Street Station.

DESCRIPTION

This striking period town house is understood to originally date from around 1850 and is listed Grade 2 for its historical and architectural importance. The property offers handsome red brick faced elevations with relief offered by classic sash windows and heavy





stucco Italianate dressings, principally set beneath a pitched slate roof.

Attractive architectural features throughout provide plenty of charm and character, to include high ceilings, picture rails, moulded ceiling covings and roses, exposed wood floors, part wood panelling to dado rail and a splendid fireplace with a wood burning stove set within the front sitting room, an open fireplace with a slate surround to the living room, as well as a fine Minton tiled floor within the central reception hall. Excellent room proportions help to make this an ideal family home, with large sash windows providing for ample natural light, and the well-proportioned accommodation is set over two floors, in all extending to some 2,997 sq. ft. (278 sq.m.) in total.

On the Ground Floor

A panelled timber front door, with a fanlight window over, leads into the entrance vestibule. A part obscure glazed door with leaded and stained glass inserts, continues through into the central 'L' shaped reception hall, which in turn leads off to the two principal reception rooms, and the cellar. The front sitting room has an attractive sash window to the front aspect, original shutters, timber wall panelling to the dado rail, bespoke shelving and cabinetry, and a central feature of a fireplace with a marble surround, tiled hearth and a wood burning stove set within.

The dining room also has a large sash window with a delightful southerly aspect over the rear gardens, in addition to exposed timber floorboards, cast iron radiator, an open fireplace with a slate surround, tiled hearth, and display shelving to the one side.

The cellar presently provides one main compartment, with further storage areas off, and has excellent potential for conversion into additional living space if required (subject to any necessary consents) and would be ideal as a home office/gym/media room.

An inner hall connects through to the breakfast kitchen, and also gives access to the covered side passageway, a cloakroom, and a useful laundry/ boiler room, with plumbing for a washing machine and dryer, as well as housing the Worcester gas fired central heating boiler, and pressurized hot water cylinder.

The fine breakfast kitchen enjoys an open plan layout, with solid oak flooring and cast iron radiators. French doors lead out onto the side terrace, and with ample light provided by double glazed sash windows to the easterly aspect in addition to roof lights. The main kitchen is fitted with hand painted timber base cupboards, timber worktops, twin Belfast sink, and a Rangemaster cooker, and with a designated dining/breakfast area to the far end. Glazed folding doors continue through to the garden room/conservatory, enjoying a superb south and easterly aspect over the gardens, with a wide





fitted window seat, and part double glazed doors leading out onto the seating terrace.

On the First Floor

The first floor landing has a feature obscure glazed arched window to the side westerly elevation, exposed timber floorboards, as well as doors leading off to the bedroom accommodation.

The bedrooms currently comprise bedroom 1, with a southerly outlook to the rear, exposed timber floorboards, feature fireplace, cast iron radiator, original fitted cupboard, and served by an en suite shower room. There are a further 2 double bedrooms with an outlook to the front aspect, both with feature fireplaces, ceiling roses, and cast iron radiators, and an excellent luxury family bathroom, with roll top bath, Duravit double sink unit and WC, a generous size glazed shower cubicle with large rain shower head, and bespoke floor to ceiling cabinetry to the one wall.

On the Second Floor

Inner landing area with door leading into the central landing/study area, which in turn leads to bedroom 4 with useful storage into the eaves space and Velux windows, guest bedroom 5 with Velux windows, and both served by a separate well-appointed shower room.

Outside

A blue brick paved front drive provides parking for a couple of cars to the front of the house. A secure door leads into the covered side passageway, ideal for storing bikes/bins etc., and with a further door giving access back into the inner hall of the main house.

The landscaped gardens are situated to the rear of the property and enjoy a delightful south facing aspect. There is an extensive blue brick paved terrace providing an ideal seating area, which in turn leads onto the attractive main garden area. The central gravelled area is flanked by deep well stocked borders, with a cobbled stone seating area and with brick steps leading up to a further seating terrace to the far end.

GENERAL INFORMATION

Tenure: The property is Freehold. It also forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management. An annual charge of approximately £70 is payable.

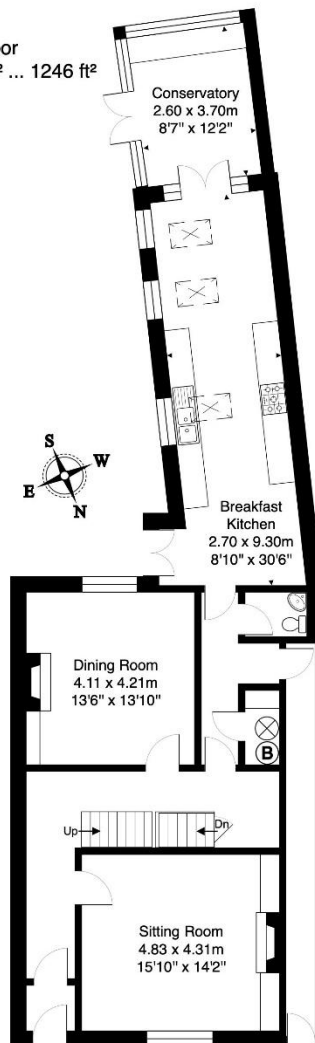
Council Tax: Band F

Published May 2026





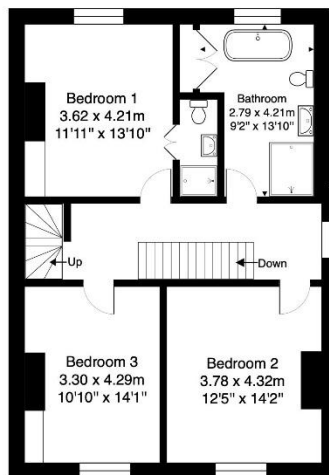
Ground Floor
Floor Area: 115.8 m² ... 1246 ft²



20 Yew Tree Road, Edgbaston, Birmingham, B15 2LX.

Total Area: approximately 278.4 m² ... 2997 ft² (Excluding Eaves)

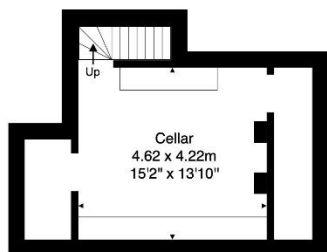
First Floor
Floor Area: 77.2 m² ... 831 ft²



Second Floor
Floor Area: 55.7 m² ... 599 ft²



Basement
Floor Area: 29.7 m² ... 320 ft²



All measurements & info are approximate
This plan is for display purposes only
Please verify all information



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